



# County of San Bernardino Redevelopment Agency

215 North D Street . Suite 301 . San Bernardino . CA . 92415-0121 909-381-7977



Issue No. 3

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## CEDAR GLEN DISASTER RECOVERY REDEVELOPMENT PROJECT AREA PROJECT AREA NEWSLETTER

**IMPORTANT UPCOMING BOARD ITEMS  
TUESDAY, DECEMBER 6, 2005  
COVINGTON BOARD CHAMBERS  
385 N. ARROWHEAD AVE., SAN BERNARDINO  
10:00 A.M.**

**HOUSING IMPLEMENTATION PLAN  
ENVIRONMENTAL IMPACT REPORT  
ECONOMIC STUDY  
LOAN REQUEST FOR CAPITAL PROJECTS &  
ASSISTANCE FOR HOUSING**

### **Public Hearing to be Held on Housing Implementation Plan**

The Redevelopment Agency Board of Directors set Tuesday, December 6, 2005 as the date for a public hearing on the Housing Implementation Plan for the Cedar Glen Disaster Recovery Redevelopment Plan. Required by State redevelopment law, this Plan outlines the types of activities the Agency could undertake to promote affordable housing in the Project Area over the next ten years. Proposed programs available for those who meet the eligibility requirements include:

- Financial assistance to build or rehabilitate single family or multi-family owner-occupied units for eligible households.
- Funding to make up the gap between insurance coverage and the amount a household can borrow through commercial lending, and the cost of actual reconstruction.
- Acquisition of land for lot mergers for the development of housing by existing residents, and infrastructure improvements in support of affordable housing.
- Development of new affordable housing.
- Minor rehabilitation for fire safety and code upgrades.

The Plan being presented is the same as presented at the Community meeting on September 17, 2005. It is available for review on the Agency's web site – [www.sbcounty.gov/rda](http://www.sbcounty.gov/rda). Look under Cedar Glen and "What's New."

### **Public Hearing to be Held on Environmental Impact Report**

Redevelopment law requires an environmental impact report (EIR) be prepared before the Agency can undertake any capital projects in the Project Area. The Cedar Glen EIR has been prepared to address projects that are funded by or done on behalf of the Redevelopment Agency in the Cedar Glen community. The EIR addresses issues related to biological resources, cultural resources, geology and soils, hazards, hydrology and water quality, traffic and water supply utilities, and provides mitigation measures for each as appropriate.

The initial report, comments received from the public and responses to those comments, and findings are included in the proposed Final Programmatic EIR is available for review [www.sbcounty.gov/rda](http://www.sbcounty.gov/rda). Look under Cedar Glen and "What's New."

### **Economic Study to be Considered for Adoption**

The Agency Board of Directors will be considering adoption of an economic study for the commercial areas of the Cedar Glen Project Area. The Study identifies the types of businesses most conducive for the area, and the improvements and assistance that the Agency could provide to promote local businesses. The proposed report is the same as presented at the September 17, 2005 Community Meeting. The Study is available for review [www.sbcounty.gov/rda](http://www.sbcounty.gov/rda). Look under Cedar Glen and "What's New."

### **Status of the Arrowhead Manor Water Company Acquisition**

Following the Agency Board of Director's action on July 12, 2005 granting a \$800,000 loan to the County Special District's Department to acquire the Arrowhead Manor Water Company, the Department has made a formal request to the Receiver to purchase the water system. It is presently undertaking a due diligence investigation of the water system's condition, the improvements required to bring it to current standards, and a scheduling for construction and costs. On November 15, the County approved submittal of a grant application to receive \$2 million in Community Development Block Grant funds to pay for a portion of the upgrade construction. If the water system is purchased, it is anticipated that construction will take place in phases over a 3 year period.

### **Agency Requesting a \$10 Million Loan to Pay for Improvements and Housing Assistance Costs**

The Redevelopment Agency is requesting a loan from the County General Fund to allow capital improvement and housing assistance activities to begin early next year. Of the \$10 million being requested (a) \$2.5 million will be used for construction of the secondary evacuation route for the Cedar Glen area and grading and drainage pipes on the most damaged roads. The roads will not be widened to full county standard due to the lack of right of way; (b) \$4.6 million for water system improvements; (c) \$1,375,000 will be used for financial assistance for low and moderate income households to rebuild their homes or to construction minor improvements for fire safety; (d) \$500,000 will be used for water improvements in connection with the street construction; (e) \$525,000 will be used for default lot purchase and lot consolidation costs; and f) \$500,000 will

be available for business assistance. (Details of any housing related program will be presented to the Project Area Committee for comments before adoption.) The loan is to be repaid using tax increments generated within the Project Area over a ten year period and pay a simple interest rate to the County of 1% above the County's investment pool return. There will be no special assessment charged to pay for these capital improvements.

**You can see all of the staff reports for the above agenda items at [www.sbcounty.gov](http://www.sbcounty.gov) under "Board Agenda".**

### **Consideration Being Given to Minimum Lot Size Standard**

In response to comments received at the community meetings held in the Cedar Glen area, the Redevelopment Agency is considering adopting a minimum lot size standard for any new development being proposed within the Cedar Glen Project Area. Currently, any legal lot within the Project Area can be built upon. Approximately 1,100 of the existing lots are less than 1,000 square feet in size, with most being 2,500 square foot and larger. Should such a development standard be adopted, it would result in more space between buildings for fire prevention, allow for a lower overall development density in the area, and allow for better construction with environmental considerations. Any new minimum lot size requirement will not apply to owners whose houses were destroyed in the Old Fire. An administrative appeal process will also be provided for quick decisions on cases where the minimum lot size cannot be attained. Assistance for lot consolidations would also be provided.

Your comments about any change to the minimum lot size requirements are requested before Agency staff begins any work. Please let us know if there should be a new minimum lot size, and, if so what size. If you have any other comments about this concept, please let us know by phone, e-mail, letter or fax.

### **Let Us Hear From You**

If you will be unable to attend the Board meeting on December 6, we would like to hear your views on any of the above items. You may contact us as indicated below, and copies of your comments will be sent to all Board members and made a part of the meeting record.

### **How to Contact Us.**

You can contact the Redevelopment Agency at:

Address: County of San Bernardino Redevelopment Agency  
215 North "D" Street, Suite 301  
San Bernardino, CA 92415-0121

Phone: 909.381.7977

E-mail: [jnowak@rda.sbcounty.gov](mailto:jnowak@rda.sbcounty.gov)

Website: [www.sbcounty.gov/rda](http://www.sbcounty.gov/rda)